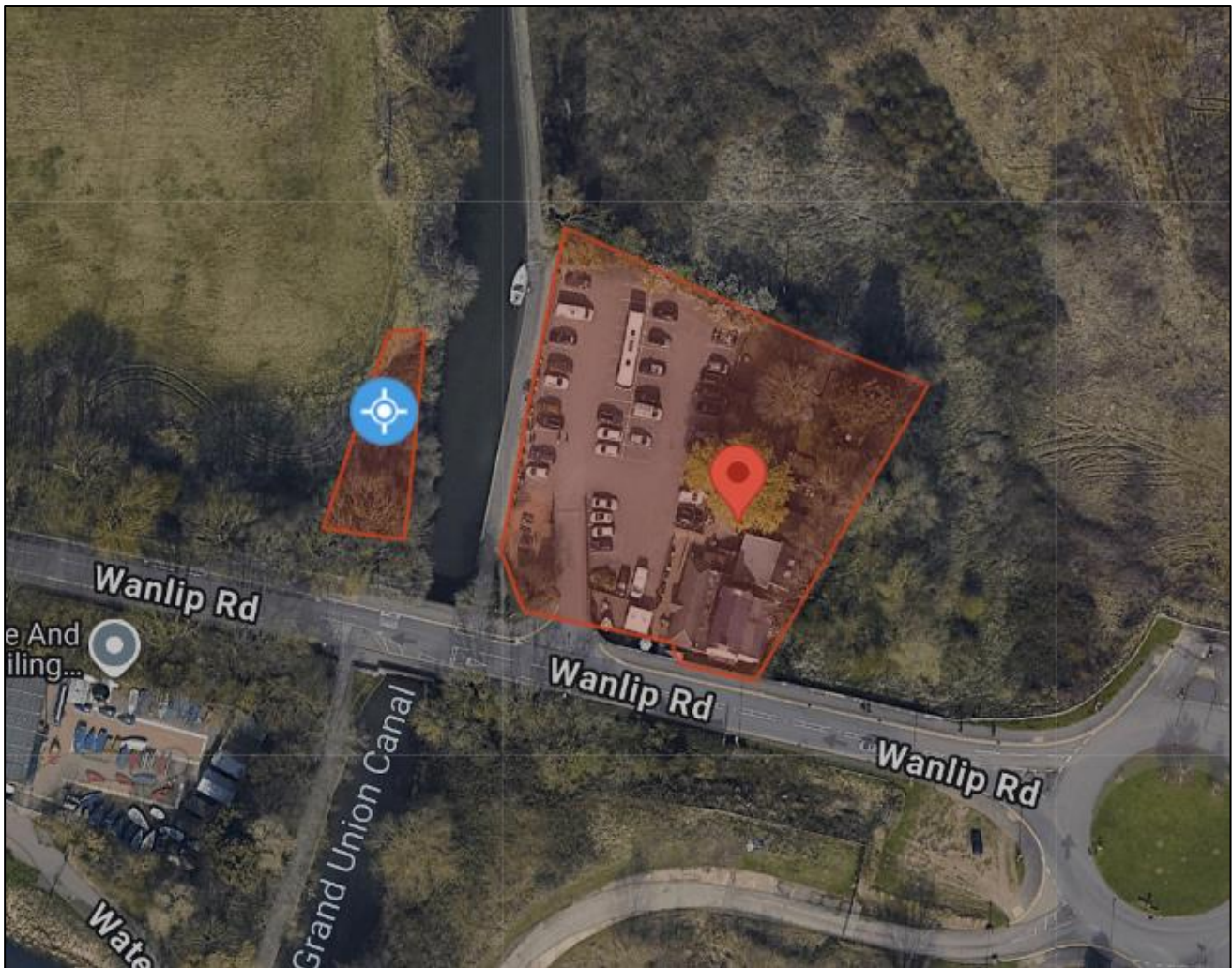


**TO LET – GUIDE RENT: £60,000 PER ANNUM + VAT
HOPE & ANCHOR, WANLIP ROAD, SYSTON, LEICESTER,
LEICESTERSHIRE, LE7 1PD**



- Large part three storey detached pub located around one mile south west of Syston town centre
- Extensive internal trading areas which can accommodate around 100 - 120 covers
- Total site area approximately 0.89 of an acre
- Likely to be of interest to local/regional pub and restaurant operators
- Rental incentives may be available subject to status

Location

Syston is a town and civil parish in the district of Charnwood in Leicestershire and is located around 6 miles north east of the city of Leicester and 9 miles south east of the town of Loughborough. It has a population of around 13,000 residents. The town benefits from good road and rail links with the A46 and A607 as well as being situated on the Midland Main Line connecting London to Sheffield via the East Midlands.

The subject property is located around one mile south west of the town centre and it fronts Wanlip Road. It is situated on the banks of the Grand Union Canal and the surrounding area comprises of a number of nature reserves including John Merricks' Lake, Watermead Country Park, Reedbed Nature Reserve and the Leicestershire and Rutland Youth Sailing Association.

Property Description

The Hope & Anchor is a part three storey detached property of rendered construction beneath a pitched roof with additions to the rear, front and side of the pub.

Accommodation

The ground floor comprises of a large interlinking trading area which can accommodate around 100-120 covers, central bar servery, large catering kitchen, beer store, customer WC's (including disabled), store and an office.

The first floor comprises of a domestic kitchen, bathroom and three bedrooms. The second floor comprises of a bedroom, bathroom and a lounge area.

Externally, there is a trade garden to the side of the pub which can accommodate around 75 covers, seating to the front of the pub for around 35 covers, smoking solution, three external stores, bin storage and car parking for around 60 vehicles.

The property's ground floor Gross Internal Area is circa 3,507 square feet and it sits on a plot size amounting to around 0.89 of an acre.

Tenure

Leasehold. The premises are available by way of a new free of tie lease, subject to terms to be agreed. The guide rent is £60,000 per annum + VAT. Rental incentives may be available subject to status.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

Services

We understand that the property is connected to mains drainage and electricity and is served by LPG gas, but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours permit the sale of alcohol as follows:

Monday to Thursday	11:00 to 23:00
Friday to Saturday	11:00 to 00:00
Sunday	11:00 to 23:00

Fixtures & Fittings

The letting of the property will include trade fixtures and fittings which are in the absolute ownership of the landlord and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £69,500 with effect from 1st April 2023. The domestic accommodation is within Band B for Council Tax purposes.

VAT

VAT will be applicable on the letting of this property.

EPC

The property has an EPC rating of Band C.

Virtual Tour

<https://my.matterport.com/show/?m=4MfAutXtuJu&help=1>=1&ts=1>

Viewings

The site is currently closed. All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



Contact: Jack Sinclair
Tel: 07823 334 750
Email: jack@wtsccommercial.co.uk

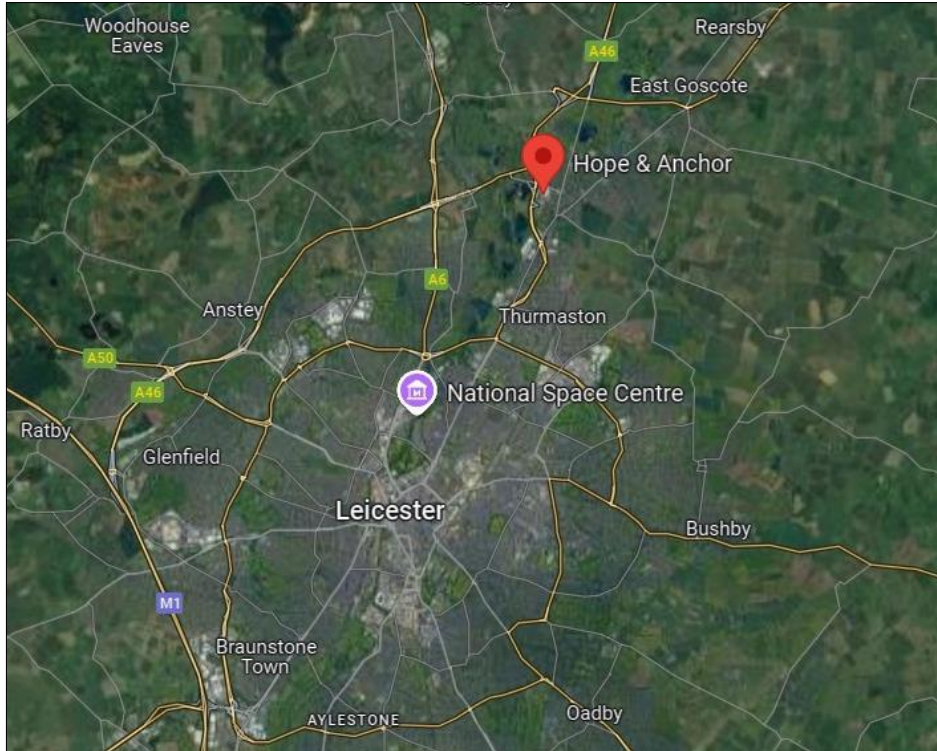


Contact: Richard Tole
Tel: 07917 088 221
Email: richard@wtsccommercial.co.uk

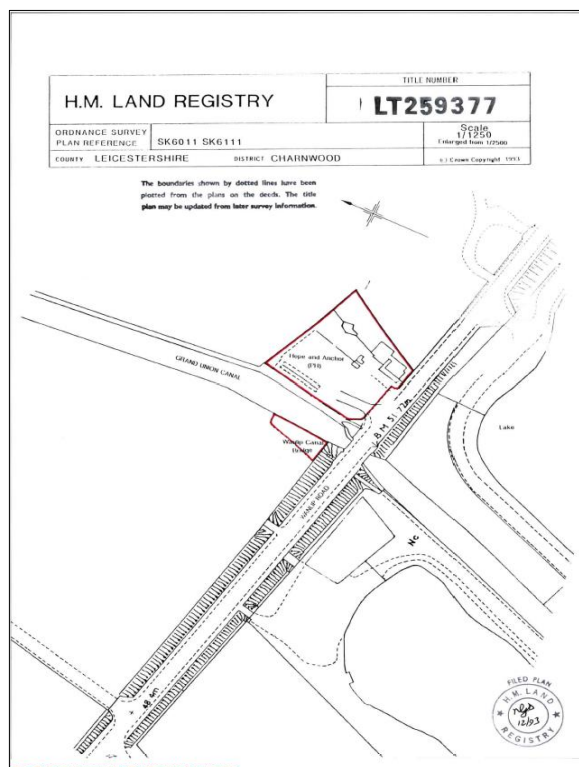


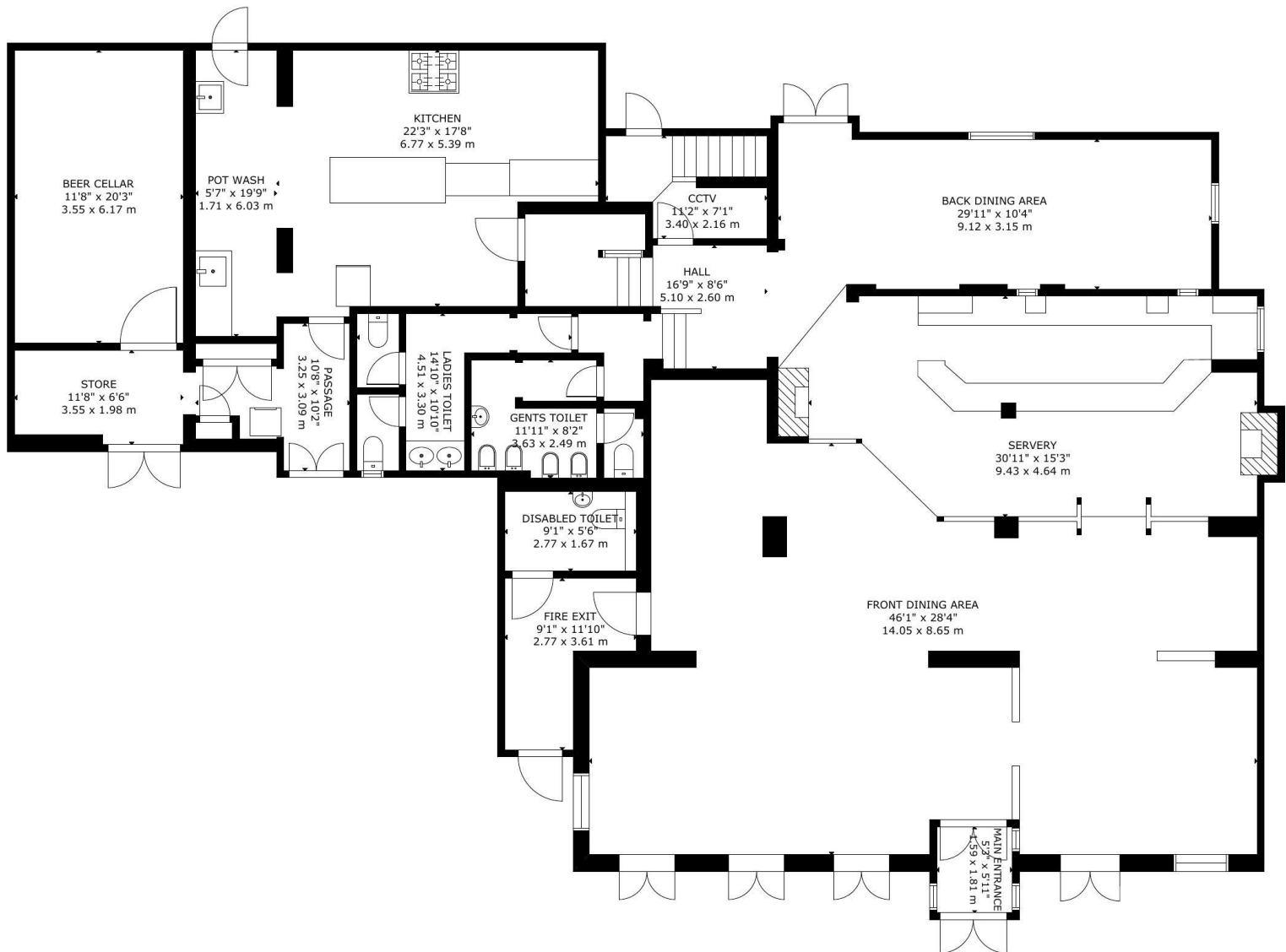


Location Plan



Title Plan





GROSS INTERNAL AREA
 TOTAL: 326 m²/3,507 sq.ft
 GROUND FLOOR: 326 m²/3,507 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

